Terry Thomas & Co
ESTATE AGENTS









Kieffe Park High Street

St Clears, SA33 4DZ

Located in the charming town of St. Clears, Carmarthen, this delightful house on High Street offers a perfect blend of comfort and convenience. With three spacious reception rooms, three bedrooms and private parking, accommodating up to four vehicles. This is a rare find in a town centre location, making it particularly appealing for families or those with multiple cars.

St. Clears is known for its friendly community and convenient amenities, including shops, schools, and local parks, all within easy reach. This property presents an excellent opportunity for those seeking a comfortable family home in a vibrant area.
In summary, this end-terrace house on High Street is a wonderful choice for anyone looking to settle in St. Clears. With its spacious reception rooms, three bedrooms, and ample parking, it is sure to meet the needs of modern living. Do not miss the chance to make this charming property your new home.

Offers in the region of £245,000

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Entrance Hallway

Open porch under a pitched roof above entrance door into property hallway. The hallway having a quarry tiled floor. Staircase to first floor. Doors to lounge, sitting room and dining room.

Lounge

10'9" x 12'7" (3.30 x 3.86)
Feature tile fireplace.

Dining Room

10'7" maximum into recess x 12'8" (3.24 maximum into recess x 3.87)
Feature fireplace. Open way through to the kitchen.

Kitchen

12'11" x 7'1" (3.95 x 2.17)
A range of fitted base and eye level units with both blue and white coloured door and drawer fronts with a marble effect work surface over the base unit. A four ring induction hob with stainless steel extractor hood over. 'Bekko' fan assisted oven/grill. Plumbing for dishwasher. Access to under stair storage cupboard. Glazed door through to the sitting room. Glazed door leading out to the rear garden.

Sitting room

11'7" x 9'3" extending to 13'6" (3.55 x 2.83 extending to 4.13)
Feature open former fireplace.

First Floor - Half galleried landing

Door to bathroom.

Bathroom

10'5" x 7'2" (3.19 x 2.20)
Three piece suite comprising: Panel bath with a 'Triton' electric shower fitment over. Close coupled economy flush WC Pedestal wash hand basin.

Front Bedroom 1

10'7" x 12'7" (3.25 x 3.85)

Study

5'1" x 5'6" (1.55 x 1.69)

Front Bedroom 2

10'4" x 12'7" (3.16 x 3.86)

Rear Bedroom 3

11'8" x 10'9" (3.58 x 3.29)
Having an airing cupboard which houses the mains Gas-fired combination boiler which serves the central heating system and heats the domestic water.

Externally

There is a courtyard to the side of the property giving parking for 2-3 cars. There is a fenced in garden area which leads to a detached garage. Adjoining the garage is a stone built utility room with first floor over.

Utility Room

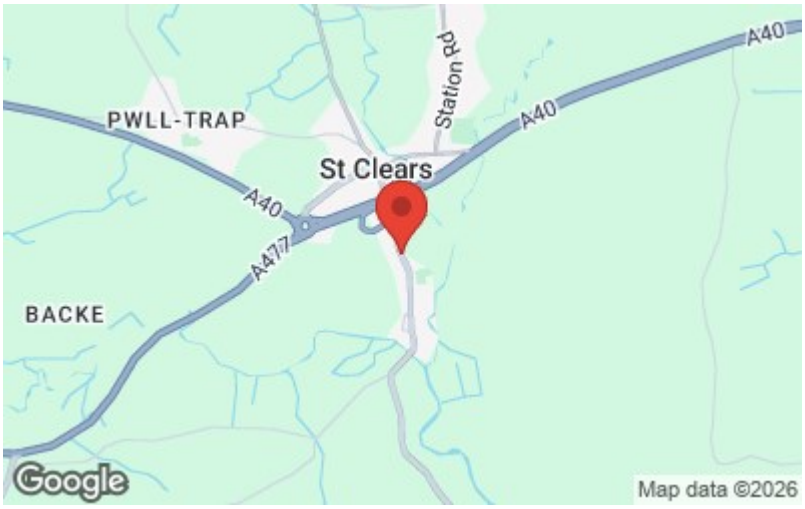
7'3" x 9'1" (2.22 x 2.79)
Plumbing for washing machine. Pedestal wash hand basin. Space for fridge/freezer. Outside WC Power and lighting.

First floor Snug

7'3" x 9'1" (2.22 x 2.79)
To the rear is an enclosed West facing courtyard with steps and a gated access which leads to a further tiered garden which has a variety of shrubbery and foliage through out. This leads to the first floor area above the utility room.

Garage

Having an up and over door to fore.

















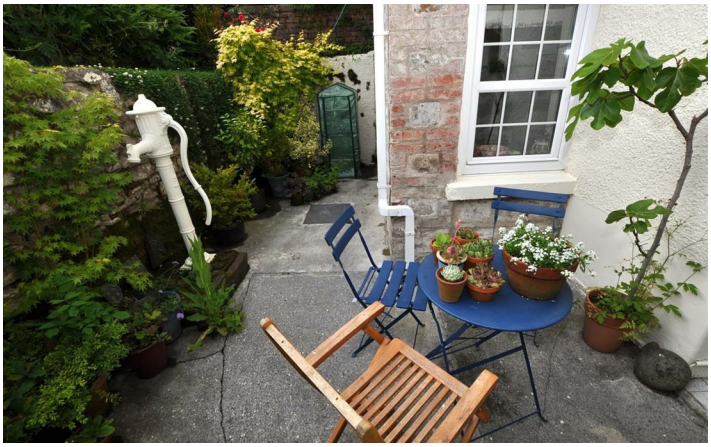






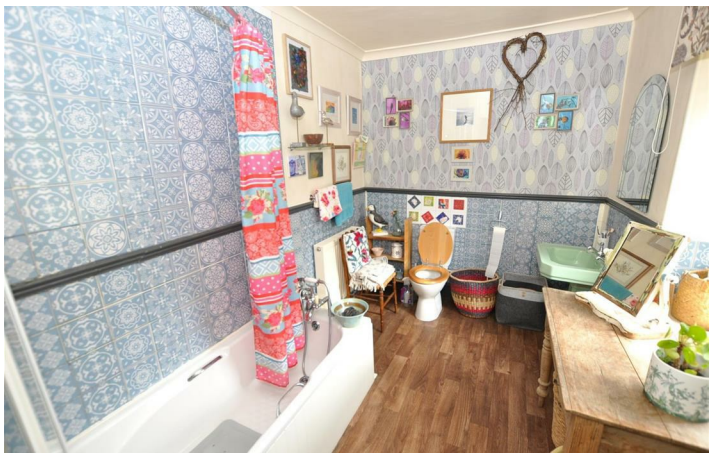












Floor Plan

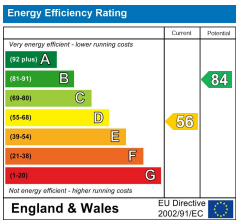


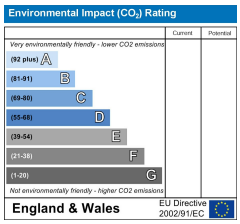
Type: House - End Terrace
Tenure: Freehold
Council Tax Band: D

Services:
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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